

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

JULY 1, 2010- JUNE 30, 2011



United Boys & Girls Club Music Center



Franklin Center Teen Center Ribbon Cutting



Ortega Park Restroom "Before"



Ortega Park Restroom "After"

CITY OF SANTA BARBARA

Community Development Block Grant Program
Housing and Redevelopment Division
Community Development Department

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CITY OF SANTA BARBARA

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Cover Photos: Sampling of projects completed during reporting period: United Boys & Girls Club "Notes for Notes" music studio, Franklin Neighborhood Teen Center, and Ortega Park Restrooms (before and after)



City of Santa Barbara
First Program Year CAPER

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City of Santa Barbara First Program Year CAPER

Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG and HOME grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations.

GENERAL

Executive Summary

As an entitlement jurisdiction for Community Development Block Grant (CDBG) and HOME Investment Partnership Program funds, the City of Santa Barbara must report on the progress of the Consolidated Annual Plan to the community and HUD. The overall goal of the community planning and development programs included in the Consolidated Plan is to develop viable communities by providing decent housing, a suitable living environment and expanding economic opportunities principally for low and moderate- income persons.

During the 2010 Fiscal Year, the City of Santa Barbara received entitlement allocations of \$1,163,606 for CDBG and \$864,061 for HOME. This document comprises the City of Santa Barbara's evaluation of accomplishments for the period of July 1, 2010 through June 30, 2011. During this period, a total of \$1,101,742 CDBG funds were expended (\$897,635 entitlement and \$204,107 revolving loan program income), a total of \$168,910 of CDBG-R funds were expended and a total of \$1,343,049 HOME funds were expended (\$996,736 entitlement and \$346,313 program income).

General Questions

1. *Assessment of the one-year goals and objectives:*

- a. *Describe the accomplishments in attaining the goals and objectives for the reporting period.*
- b. *Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.*
- c. *If applicable, explain why progress was not made towards meeting the goals and objectives.*

CAPER General Question #1 response:

- a. Describe the accomplishments in attaining the goals and objectives for the reporting period.
- b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.

In the 2010 - 2014 Consolidated Plan, the City identified six major priority areas for addressing the City's goals and objectives. A number of separate program strategies and funding sources were developed to address each priority. The following describes the category of residents assisted, a funding itemization for each and a report on the progress made during this First Program Year in each of the six priority areas.

Priority #1

Maintain and Upgrade Existing Low Income Affordable Housing Stock

a. Categories of Households Eligible to Be Assisted

- Homeless
- Very Low, Low, and Moderate Income Homeowners
- Very Low and Low Income Renters
- Elderly
- Large Family/Overcrowded
- Disabled/Special Needs/AIDS Houses/Frail Elderly
- Female Heads of Household
- Small Family
- Minority-headed Households

Priority #1 Funding	
Maintain and Upgrade Existing Low Income Affordable Housing Stock	
CDBG Entitlement	
CDBG Program Income	\$57,163
HOME	
Redevelopment Agency	
Capital Fund Program (CFP)	
ARRA CFP	
CFP Competitive Grant	\$868,382
TOTAL	\$925,545

(1) The City's Housing Rehabilitation Loan Program (HRLP) set a goal to rehabilitate 5 single-family housing units and 20 units of substandard multi-unit rentals during the fiscal year.

During the reporting period 11 units of substandard multi-unit rentals were rehabilitated. In addition, one (1) single-family owner-occupied unit was rehabilitated and one (1) single-family unit, purchased by the Housing Authority for future use by the Council on Alcoholism and Drug Abuse as a detoxification center, was provided a rehabilitation grant. Rehabilitation of this property has not yet been completed. All projects were tested for lead-based paint, and no hazard was detected. Due to the absence of any lead-based paint hazards, no abatement was necessary, or no lead-based paint surfaces were disturbed during the rehabilitation process. All owners and renters assisted through this program were low to moderate income.

During Fiscal Year 2010, no HOME funds were used for rehabilitation of multi-family residential units. However, during Fiscal Year 2010, the City did commit \$850,000 in CDBG funds for the rehabilitation of three multi-family housing projects owned and managed by the Housing Authority. The three projects have a total of 174 units. Rehabilitation is expected to be completed during the next fiscal year.

During Fiscal Year 2010, the City's Redevelopment Agency also committed \$150,000 for the rehabilitation of an 8-unit multi-family housing project owned by Transition House, a local nonprofit CHDO. This rehabilitation project is currently underway and is expected to be completed next fiscal year.

A total of **\$57,163 in CDBG Program Income** funds were expended for loans or grants during the fiscal year on completed and uncompleted projects. **HIGH Priority.**

(2) The Housing Authority of the City of Santa Barbara will renovate approximately 30 existing Public Housing units owned by the Housing Authority and occupied by low-income persons and undertake numerous development improvements on several properties, such as roofing, window replacement, siding replacement and site infrastructure improvements. Additionally, the Housing Authority initiated several management improvements and resident initiatives.

The Housing Authority has rehabilitated 38 of its HUD Assisted Public Housing units. This included capital expenditures for exterior improvements to several units at the Authority's scattered sites throughout the city. Remaining CFP funds included expenditures for general unit rehabilitation, sidewalk replacement, exterior painting, and parking lot/driveway resurfacing etc. **\$868,382 in its standard Capital Fund Program (CFP)** formula funding was used by the Housing Authority in FYE 3-31-2011.

Priority #2

Develop and Promote Programs that Create New Affordable Housing for Very Low to Moderate Income Persons

a. Categories of Residents Eligible to Be Assisted Elderly/Frail Elderly

- Very Low, Low and Moderate Income
- Large Family
- Homeless
- Female Heads of Households
- Special Needs/Disabled/AIDS Diagnosed
- Renters
- Small Family
- Owners
- Minority Households

Priority #2 Funding	
Develop and Promote Programs that Create New Affordable Housing	
HOME Entitlement	\$904,496
HOME Program Income	\$346,313
HOME CHDO Operating	
RDA	\$1,516,259
Low Income Tax Credits	\$2,138,266
Shelter Plus Care	\$582,011
Owner Cash Contribution	
Private Grants - Habitat	\$65,000
Section 8-Rental Certificates & Vouchers	\$24,215,667
Federal Rent Supplement Support	\$239,802
Housing Authority Equity	\$700,000
Donated Labor and Materials (HA & Habitat)	\$146,887
TOTAL	\$30,854,701

(1) The City of Santa Barbara Housing Authority projected it would provide 1,955 Section 8 Rental Vouchers to very low-income persons/families who are residents of the City as well as 100 units under the Shelter Plus Care Program.

For the reporting period, 125 additional Section 8 Housing Choice Vouchers were allocated to the Housing Authority. This allocation increased its baseline allocation from 1,955 vouchers to 2,080 Vouchers. The Voucher Program was nearly 100% utilized at 24,318 unit months of a total allocation of 24,660 unit months. The Housing Authority also provided assistance to an average of 95 units under the Shelter Plus Care program during this time period. The Housing Authority received approximately **\$24,215,667** for **Section 8** support, **\$582,011** in **Shelter Plus Care** funds, and **\$244,760** in **Federal Rent Supplement Support** for its 107-unit 221(d)(3) project known as SHIFCO.

A new local voucher program was created with the use of HOME funds. This new voucher program, the HOME Tenant Based Rental Assistance (TBRA) is targeted to provide rental assistance for homeless individuals that are very low income and on the Housing Authorities Section 8 Housing Choice Voucher Wait List. The TBRA program grant is \$200,000 over a two year period.

(2) The City Housing Authority planned proceeding with the development of 56 units on the three adjacent parcels located in the downtown area at 416-424 E. Cota Street and 517 Olive Street (AKA Artisan Court). The populations to be served are: 1) Special Needs households (Youth Aging out of foster care and homeless/at risk of homelessness), 2) Low-income downtown workers.

Artisan Court was completed on March 30, 2011 and 100% occupied on March 31, 2011.

Additionally, the Housing Authority purchased a 47,485 sq. ft. (1.09 acres) property located at 512 Bath Street (Bradley Studios) in downtown Santa Barbara for future development purposes. The Housing Authority planned to continue formulating a development plan for this property and identify the populations to be served. The Housing Authority anticipates construction to begin in the fall of 2011 or early 2012.

(3) The City projected to provide funds for new affordable housing through Housing Production Loans and Grants from the Redevelopment Agency (RDA) and the HOME and CDBG Programs, either through assistance with acquisition, write down of land costs, or predevelopment.

To develop and promote programs that create new affordable housing the total expended equaled \$30,854,701. See Priority 2 Funding Table above for detail funding breakdown. This year, two projects funded by the City and its Redevelopment Agency were completed, thereby expanding the stock of affordable housing units in Santa Barbara by 60 new units. One of the completed projects is Artisan Court, with 56 rental units, constructed by the City's Housing Authority. The project is fully occupied with a mixed tenancy of special needs/homeless, downtown workers, and aging foster youth. All residents are either low or very low-income persons. The other completed project is 618 San Pascual Street, with 4 ownership units, constructed by Habitat for Humanity, one of the City's CHDOs. The project is fully occupied by low-income families.

The City's Redevelopment Agency also provided the Housing Authority with funds for the acquisition of two existing residential properties. The two properties, 2904 State Street and 2941 State Street will expand the Housing Authority's stock of affordable rental housing by 14 units. The City also committed a CDBG-funded (HRLP) rehabilitation grant to one of the properties, 2941 State Street, which will be completed next Fiscal Year.

Four (4) projects are underway, including a Housing Authority project which is currently in the pre-development stage for construction of a 54-unit low-income rental housing project, and one multi-unit site acquired by Transition House for 8 rental units. **HIGH Priority.**

(4) Preserve Existing Affordable Housing - Methods were developed to continue preservation of affordable housing on projects whose restrictions may expire.

(5) Home Investment Partnership Funds (HOME) - The City committed **HOME** funds for acquisition and new construction of affordable rental and owner housing, as described above and detailed on Table 2, as well as providing Security Deposit Assistance. The matching requirements for HOME funds were met by utilizing City of Santa Barbara Redevelopment Agency funds. **A total of \$72,643 in HOME**

Entitlement and **\$54,777 in HOME Program Income** was expended on Security Deposit Assistance. **MEDIUM Priority.**

(6) Bonus Density units were projected to be utilized to create affordable housing units. The City has adopted an ordinance which will grant a 25% bonus density to a project if the developer provides a percentage of units that are 20% low-income, 10% very low-income, or 50% senior units.

(7) Senior Housing Zone - This zone is in use to provide affordable and non-affordable senior housing.

(8) Secondary Dwelling Units (Granny Flats) - Affordable units are occasionally proposed under this ordinance.

Priority #3

Promote and Provide Services that Prevent Discrimination and Eliminate Barriers to Housing (Further Fair Housing)

a. Category of Households Eligible to Be Assisted Homeless

- Female Heads of Households
- Minority Households
- Renters
- Elderly
- Very Low Income, Low/Moderate Income
- Large Family
- Small Family
- Special Needs/Disabled
- Homeowners

Priority #3 Funding Promote and Provide Services that Prevent Discrimination and Eliminate Barriers to Housing	
CDBG Entitlement	\$100,405
County General Funds	\$25,000
City of Carpinteria	\$8,000
City General Funds	\$43,000
TOTAL	\$176,405

(1) The City's Fair Housing Enforcement Program anticipated responding to 8 inquiries, investigate reported cases of housing discrimination and educate the public on housing rights and responsibilities. **\$7,244 of CDBG** funds were used to support the Fair Housing Enforcement Program. During FY 2010, FHEP staff provided discrimination investigation and education services to 2 households. **MEDIUM Priority.**

(2) The Rental Housing Mediation Task Force planned to assist approximately **1,400** persons in a rental-housing situation to prevent the possibility of displacement/homelessness or resorting to the courts. RHMTF provides information and mediation services to anyone in a rental-housing situation.

The City expenditure of **CDBG** funds for the RHMTF totaled **\$93,161**. In addition, the City of Santa Barbara allocated \$23,000 in Human Services funds, the **City of Carpinteria** allocated **\$8,000** and the **County of Santa Barbara** allocated **\$25,000** from its **General Fund** for the RHMTF. The RHMTF responded to **1,271** service requests. Of these, **1,249** were staff consultations and **22** were mediation services. In addition, **6** outreach events were conducted. **MEDIUM Priority.**

(3) The Legal Aid Foundation planned to provide legal services for **273** low income households who need legal assistance in elder law, family law, public benefits and housing (uninhabitable, eviction, unlawful detainer, etc.).

The City granted **\$20,000 in City General Funds**. Legal Aid assisted a total of **403** low-income individuals with housing, family law, public benefits and elder law.

(4) High Cost of Land- The City continues to pursue below market interest rate (BMIR) acquisition loans to counteract high land costs for affordable projects.

(5) High Market Price/Rent - The acquisition/rehabilitation loans referred to in Priority #2 above provide price/rent restrictions.

(6) Low Vacancy Rate in low cost housing. The City projected to assist in the purchase of existing market-rate units for conversion to low-income housing.

(7) Water - The City continued to make water meters available for affordable housing units.

(8) Limited Land Available in City - Sales of surplus land is continually monitored for potential affordable housing use. As stated above, density bonus continues to be used for affordable projects as well.

(9) Old, Dilapidated Housing Stock - The City continues operation of housing rehabilitation program (see Priority 1). They completed the rehabilitation of four (4) single-family housing units and 461 multi-units. In addition, lead-based paint testing was completed on one multi-unit project. Due to the absence of any lead-based paint hazards, no abatement was necessary, or no lead-based paint surfaces were disturbed during the rehabilitation process.

(10) High Construction Standards - Reduced parking requirements are being allowed for low-income family housing through land use modifications.

(11) Zoning - Zoning is used to prevent conversion of residential properties to commercial use -- i.e., homes to offices, etc. City Council changed the zoning ordinance to allow smaller Single Room Occupancy units, which translates into lower costs creating more affordable housing units.

(12) Reduced Non-Local Housing Funds - The City cooperates in all efforts to obtain McKinney Act funds, as well as State bond, mortgage credit certificate and tax credit allocations.

(13) NIMBY/Exclusivity - The City has continued to attempt to work with neighborhood issues on "unpopular" projects. The City has also implemented a policy that developers meet with the neighborhood residents before approving a project.

(14) Locational Factors - The City is continuing its policy of scattered site development throughout the City.

Priority #4

Homeless and Non-Homeless Persons with Special Needs

a. Categories of Households Eligible to Be Assisted

- Homeless
- Homeless with Children
- Very Low Income, Low Income
- Special Needs

- Elderly
- Frail Elderly
- Disabled (mental, physical, developmental, dually diagnosed)
- Persons diagnosed with AIDS and their families
- Persons Threatened with Homelessness

Priority #4 Funding Homeless and Non-Homeless Persons with Special Needs (See also Priorities #1, #2 and #3)	
CDBG Entitlement	\$131,873
HUD Continuum of Care	\$453,803
City General Funds	\$333,907
County General Funds	\$168,216
TOTAL	\$1,087,799

Prevention:

- (1) Housing Rehabilitation Loan Program – Homeless Prevention (See Priority #1).
- (2) The Rental Housing Mediation Task Force planned to serve approximately 1,400 persons at risk of becoming homeless. The RHMTF responded to 1,271 service requests. Of these, 1,249 were staff consultations and 22 were mediation services. In addition, 6 outreach events were conducted. Homeless Prevention (see Priority #3).
- (3) The City's Fair Housing Enforcement Program planned to respond to approximately 8 inquiries and investigate reported cases of discrimination. FHEP staff provided discrimination investigation and education services to 2 households. Homeless Prevention (see Priority #3).
- (4) Legal Aid Foundation planned to provide legal representation to 273 low-income clients living in the City including homeless prevention services. Legal Aid assisted a total of 403 low-income individuals with housing, family law, public benefits and elder law. Homeless Prevention (see Priority #3).
- (5) Transition House Homelessness Prevention planned to provide 450 very low-income clients who are at high risk of homelessness services through their Homelessness Prevention Program.

The City provided **\$8,000** in **Human Service** funds to Transition House who assisted 432 individuals at-risk of homelessness to increase their earning potential by participating in workshops and one-on-one sessions.

(6) People's Self-Help Housing – Supportive Housing Program planned to provide social services to 70 low-income residents of their housing programs (families with children and formerly homeless individuals) to help prevent failure in permanent tenancy.

The City provided **\$9,000** in **Human Service** funds to People's Self-Help Housing who assisted 80 residents.

(7) Catholic Charities planned to assist 2100 homeless and at-risk for homelessness by providing financial assistance, supportive social services and case management to move them towards self-sufficiency. Many clients are minority households with large families.

The City provided **\$12,000** in **CDBG** funds to Catholic Charities. During FY 2010, Catholic Charities provided rent assistance to 197 families in order for them to maintain or obtain adequate housing. In addition, supportive services such as consumer education, budget counseling or referral services related to housing were provided to 3,230 individuals. **HIGH Priority.**

Emergency Shelter:

(8) Santa Barbara Inclement Weather Homeless Shelter Project planned to serve approximately 200 persons each night from December 1, 2010 to March 31, 2011.

During the FY 2010, beds, hot meals and social services were provided to an average of 192 persons per night. The City of Santa Barbara provided **\$75,575** of **General** funds; and the County provided **\$168,216** in **General** funds.

(9) Casa Esperanza planned to operate a homeless day center, a 70-bed transitional shelter and a 30-bed emergency shelter. The Center planned to provide services for approximately 1,600 homeless persons to help them reach their potential and attain permanent housing.

During FY 2010, the City provided **\$54,000** in **CDBG** funds and **\$160,585** in **HUD Continuum of Care Funds** were provided to service to 1,326 homeless individuals. A total of 438 individuals increased their level of self-sufficiency enough to obtain transitional or permanent housing. **HIGH Priority.**

(10) Transition House planned to provide emergency temporary shelter, meals, childcare and job assistance to 375 homeless families and persons at their Ortega Street shelter.

The City provided **\$43,873** in **CDBG** funds to Transition House, which helped provide 20,942 temporary shelter bed/nights and social services support to 379 unduplicated persons. In addition, 3,114 infant care days were provided while the parents attended school or sought employment. Many of the families stayed in the shelter facilities for extended periods of time, some up to 60 or more days. They also received **\$117,555** in **HUD Continuum of Care Funds** to provide supportive services. **HIGH Priority.**

(11) Domestic Violence Solutions – Emergency Shelter planned to serve approximately 150 battered female heads of household and their children by providing temporary shelter, supportive services and transitional housing assistance.

The City granted **\$42,668** in **CDBG** funds and **\$7,332** in **Human Service** funds to Domestic Violence Solutions. During the year, they provided 3,304 nights of shelter care services to 115 women and children. The shelter also handled 2,007 crisis phone calls. **MEDIUM Priority.**

(12) AIDS Housing Santa Barbara (Sarah House) planned to provide facilities for special needs low-income persons diagnosed with AIDS or other life threatening conditions serving 70 people per year.

A total of 3 unduplicated people with HIV/AIDS, and 74 hospice residents, who otherwise would have been homeless, were provided shelter, meals, transportation to medical services, recreational opportunities and supportive services. The City granted **\$25,000** in **Human Service** funds to AIDS Housing Santa Barbara.

(13) Noah's Anchorage Youth Shelter anticipated housing 275 unduplicated homeless, disenfranchised or runaway youth in their youth shelter in FY 2010.

During FY 2010, the City provided **\$22,000** in **CDBG** funds to the youth shelter. Residential care for 200 runaway, homeless and in-crisis youth including 1,439 crisis bed shelter nights and 1,698 hours of volunteer support and mentoring was provided. In addition, the programs hotline responded to 1,220 crisis telephone calls. In addition, of youth served, 97% successfully reunited with their parents or were placed in a safe environment. **HIGH Priority.**

(14) WillBridge planned to provide a safe haven as an alternative to incarceration for 26 chronic homeless, mentally ill adults.

The city granted **\$22,000** in **Human Service** funds to WillBridge during FY 2010 and they served 43 homeless individuals.

Transitional Housing:

(15) Domestic Violence Solutions - Second Stage planned to provide long-term (18 months) transitional housing for 55 battered women and their children.

The City granted **\$7,000** in **Human Service** funds and **\$76,219** in **HUD Continuum of Care Funds** to Domestic Violence Solutions Second Stage program. Second Stage provided housing for 42 women and children. During the year, 9 women who completed the program found affordable housing.

(16) Hotel de Riviera planned to provide safe transitional housing with supportive services for 55 dually diagnosed homeless individuals.

The City granted a total of **\$20,000** in **Human Service** funds and **\$99,444** in **HUD Continuum of Care** funds were provided for the provision of services to 53 homeless individuals. A total of 22 individuals maintained their mental health treatment and sobriety, and 4 persons with sub-standard income left the program with income at least equal to standard Social Security. Seventeen (17) were placed into permanent housing.

(17) St. Vincent's planned to provide transitional housing and services to **110** women and children to allow them to gain independence from welfare.

During FY 2010, the City provided **\$9,000** in **Human Service** funds for the provision of services to 110 women and children. St. Vincent's provided 16,357 days of transitional housing, 1,090 case-management sessions to develop interpersonal skills, 906 counseling sessions to provide emotional support and assist in the development of insight regarding life choices. In addition, 1,654 hours of instruction in parenting and life skills were provided.

(18) New Beginnings Counseling Center planned to provide case management services for 850 homeless persons at Casa Esperanza, New Faulding Hotel, Hotel de Riviera, WillBridge and Salvation Army, and the RV Safe Parking Project.

During FY 2010, the City provided **\$15,000** in **Human Service** funds for the provision of case management to 947 homeless individuals. A total of 18 individuals were placed into housing or recovery programs and 20 were placed into paid employment.

Supplemental Supportive Services:

(19) Storyteller Children's Center will provide free childcare for 100 children age 18 months to 6 years for homeless or at-risk families so they may work, get an education and save money to get them into housing.

During FY 2010, the City granted a total of **\$30,000** in **Human Service** funds and they served 118 children.

(20) Community Kitchen planned to provide daily hot meals for 1,900 low-income, mostly homeless, persons.

During FY 2010, the City provided **\$50,000** in **Human Service** funds for the provision of 72,577 hot meals for 1,397 low-income and/or homeless individuals.

(21) Santa Barbara Neighborhood Clinics – Dental Care for the Homeless will provide no-cost dental care to 400 homeless individuals.

During FY 2010, the City granted a total of **\$26,000** in **Human Service** funds and they served **564** individuals.

Permanent Supportive Housing:

(22) New Faulding Hotel planned to provide social service case management to prevent failure in permanent tenancy for 70 marginalized residents.

During FY 2010, the City provided **\$15,000** in **Human Service** funds for the provision of services to 70 marginalized residents. A total of 75 residents also maintained residency or transitioned to another permanent home, and 75 received case worker guidance.

(23) Bringing Our Community Home, which implements the 10-Year Plan to End Chronic Homelessness, hired a discharge planner to work with homeless persons jail discharge planning services and place homeless persons in living accommodations appropriate to their needs.

During FY 2010, the City provided **\$15,000** in **Human Service** funds, and the jail discharge planner made jail discharge plans with 343 homeless inmates, and facilitated placement of 100 homeless person in appropriate living accommodations.

(24) Housing Authority - Home Assistance/Section 8 set-asides (see Priority #2).

Priority #5

Support Programs that Strengthen or Expand Public or Social Service Agencies which Facilitate Low and Moderate Income Housing and Other Community Development Needs

a. Categories of Households Eligible to Be Assisted

- Homeless
- Female Heads of Households

- Renters
- Elderly
- Very Low Income, Low Income, Moderate IncomeLarge Family
- Disabled/Special Needs
- Small Family
- Minority Households

Priority #5 Funding	
Support Programs that Strengthen or Expand Public or Social Service Agencies which Facilitate Low and Moderate Income Housing and Other Community Development Needs	
CDBG Entitlement	\$311,137
TOTAL	\$311,137

(1) City of Santa Barbara Target Area Neighborhood Improvement Program planned to renovate existing office space to create a teen center at the **Franklin Community Center**. The center is designed to provide a place for Eastside youths to play foosball, get on the Internet, watch movies and listen to music, but it will also add to established programs such as culinary arts through workshops that will provide information about careers, colleges, resume-writing and community service.

This project is complete. The expenditure of **CDBG** funds totaled **\$19,226. HIGH Priority**

(2) City of Santa Barbara Target Area Neighborhood Improvement Program planned to install **ADA-compliant access ramps** at a priority intersections located within Westside Neighborhoods providing residents who walk to neighborhood schools, businesses and community facilities with improved accessibility.

This project is complete. The expenditure of **CDBG** funds totaled **\$49,293. HIGH Priority**

(3) City of Santa Barbara Target Area Neighborhood Improvement Program planned to install a six-foot chain link fence and gates to surround the bleachers and restroom at the **Cabrillo Ball field** to improve safety and thus providing more neighborhood accessibility.

This project is complete. The expenditure of **CDBG** funds totaled **\$26,111. HIGH Priority**

(4) City of Santa Barbara Target Area Neighborhood Improvement Program planned to renovate the interior and exterior of the **Ortega Park restrooms**.

This project is complete. The expenditure of **CDBG** funds totaled **\$136,602. HIGH Priority**

(5) City of Santa Barbara Target Area Neighborhood Improvement Program planned to install two five-ton AC Units, one each at the **Louise Lowry Davis Center** and one at the **Westside Community Center**.

As of June 30, 2011, this project is not complete. The project is scheduled for completion by October 2011. The expenditure of CDBG funds to date total **\$12,965. HIGH Priority**

(6) Girls Incorporated provides disadvantaged girls after-school and summer programs planned to repair and repaint the exterior wooden trim on both buildings at its Santa Barbara Center.

This project is complete. The expenditure of CDBG funds totaled **\$22,646. HIGH Priority**

(7) Santa Barbara Neighborhood Clinics planned to provide low-income patients with improved facilities by replacing the flooring in the medical exam rooms of the Westside Clinic with medical-grade vinyl flooring; and replacing the Dental Clinic's high-traffic area of flooring with durable commercial-grade flooring.

This project is complete. The expenditure of **CDBG** funds totaled **\$7,500. HIGH Priority**

(8) United Boys & Girls Club planned to convert existing office space into a music studio to provide a music education program to underprivileged youth.

This project is complete. The expenditure of **CDBG** funds totaled **\$26,603. HIGH Priority**

(9) CIYMCA Noah's Anchorage Youth Crisis Shelter planned to rehabilitate it's shelter to be more energy efficient, upgrade ADA railings, paint exterior, restore flooring in two bathrooms to upgrade the building to provide a better shelter in which to house youth in crisis.

As of June 30, 2011, the project was complete, but payment held pending receipt of required documentation. The expenditure of **CDBG** funds, made in August 2011, totaled **\$94,945.**

Prior-Year Projects:

(10) City of Santa Barbara Target Area Neighborhood Improvement Program - Pedestrian Lighting planned to install pedestrian lighting along West Down Town to provide neighborhood residents and students, who use this heavily-traveled area safer nighttime access to the neighborhood and Santa Barbara City College.

This project is not complete. The expenditure of **CDBG** funds this year totaled **\$8601. HIGH Priority**

(11) City of Santa Barbara Target Area Neighborhood Improvement Program – Eastside Alisos Street Sidewalk Infill planned to provide neighborhood residents who use this area safer access by providing improved sidewalks.

This project is complete. The expenditure of **CDBG** funds this year totaled **\$1,590.24**

Priority #6

Support Economic Development Proposals that Leverage Financial Resources to Create or Retain Jobs for Low and Moderate Income

a. Categories of Households Eligible to Be Assisted

- Very Low Income
- Low Income
- Small Family
- Large Family
- Special Needs/Disabled
- Renters
- Female Heads of Households
- Minority Households

Priority #6 Funding	
Support Economic Development Proposals which Leverage Financial Resources to Create or Retain Jobs for Low and Moderate Income	
CDBG Entitlement	\$25,000
CDBG Program Income	\$66,420
TOTAL	\$91,420

(1) Community Development Loan Fund, operated by Women's Economic Ventures, planned to provide micro-enterprise assistance including training, capital and technical assistance for 200 low to moderate-income persons and provide small business loans to persons who do not qualify for conventional bank loans, making approximately 6 loans.

The total expenditure of **CDBG Entitlement** funds for program operation support was **\$25,000** and **Revolving Loan** funds totaled **\$66,460**. WEV granted four (4) loans to qualifying persons who did not qualify for conventional bank loans. In addition, WEV provided a fourteen-week self-employment training class to 68 women; advanced training workshops, conferences and WEV "Got Business" membership subscriptions to 34 clients; and individual business counseling/technical assistance was provided to 112 individuals. WEV served 237 unduplicated persons. **MEDIUM Priority**

General Question #1 response cont:

c. If applicable, explain why progress was not made towards meeting the goals and objectives.

This is not applicable. The City made progress toward meeting the goals and objectives.

General Questions, cont:

2. *Describe the manner in which the recipient would change its program as a result of its experiences.*

The City has made good progress on meeting its goals and objectives. No program changes are needed at this time.

3. *Affirmatively Furthering Fair Housing:*

a. Provide a summary of impediments to fair housing choice.

The following are the results of the City's updated Analysis of Impediments to Fair Housing Choice completed in November 2007.

- A. The City of Santa Barbara continues to need comprehensive Fair Housing services that include intake, testing and negotiation.
- B. There is an immediate need for education among county tenants and landlords regarding Fair housing laws and special populations (i.e. physically and mentally disabled, large families, child-care providers, Section 8 tenants).
- C. There continues to be a need for Fair Housing Enforcement Program activities.
- D. There is a critical need for affordable housing.
- E. Affordable and decent housing for large households is needed preferably near community services.
- F. More disabled-accessible housing is needed.
- G. There is a need for transitional homeless living situations, especially for those in recovery for substance abuse and graduates of substance abuse programs.

-
- H. Rehabilitation of existing affordable older housing stock is needed to maintain housing choice.
 - I. There is a need to have Santa Barbara County divided into two areas for the purpose of setting Fair Market Rents/Payment Standards for the Section 8 program to recognize the distinctions in the two housing markets.
 - J. City review boards need to shorten the review time and reduce burdensome requirements on housing development.
- b. Identify actions taken to overcome effects of impediments identified.**
- A. The City of Santa Barbara funded its Fair Housing Enforcement Program.
 - (1) This program responded to, and investigated if necessary, 2 complaints from the public.
 - (2) Brochures and information packets for landlords and tenants were distributed throughout the City of Santa Barbara.
 - (3) Advertising and outreach education was conducted on the local public access channel, the City of Santa Barbara's Web Page, to the Rental Property Owners Association and City Council.
 - (4) A Fair Housing Website was maintained to allow easy access to information and a complaint form.
 - B. The City of Santa Barbara maintained its Rental Housing Mediation Task Force Program (RHMTF).
 - (1) The RHMTF disseminated information regarding tenant/landlord education through television and newspaper advertising, City of Santa Barbara water bill inserts, and proclamations by City Council and County Board of Supervisors.
 - (2) Six (6) outreach/education presentations of rental housing rights and responsibilities were conducted.
 - (3) The program served approximately 1,271 households with housing related problems.
 - C. The City of Santa Barbara provided funds for agencies that further Fair Housing.
 - (1) Legal Aid was funded through Human Services to provide legal assistance in housing, family law, domestic violence, public benefits, and civil rights for 273 low-income families and individuals.
 - (2) The City funded four child-care programs with the specific intent to allow parents, especially from large families and minorities, a chance to work so they can afford housing.
 - (3) The City funded a local non-profit, Women's Economic Ventures, to provide a loan pool for people who do not have access to conventional lending institutions. WEV works with many local banks in this endeavor. The jobs created are for low/moderate income persons. Four (4) small business loans were made this year. The jobs created allowed persons and families to better afford housing.
 - D. The Cities-County Joint Affordable Housing Task Group met monthly to deal with the issue of affordable housing on a regional basis.
 - E. The City of Santa Barbara operated and funded the Housing Rehabilitation Loan Program in order to maintain affordable housing stock, especially for minorities and women. One single-unit home and one (1) multi-unit building (consisting of 11 units) were rehabilitated.
 - F. The City worked with two local CHDOs, a local mental health non-profit, and the housing authority to develop affordable housing (either through assistance with acquisition, construction, write-down of
-

land costs, or predevelopment) utilizing HOME and Redevelopment funds. Fifty-one (51) units were completed. Another 118 are in process.

- G. In an effort to create more housing, the City has zoning laws that allow for mixed-use residential/commercial buildings. Numerous mixed-use buildings have been constructed or are in construction.
 - H. The City maintained and fine-tuned its new computer application procedure to streamline the permit review process that will reduce time and save money and thereby reduce the cost of housing.
 - I. The City maintained its policy of scattered site development. This means that affordable housing project developers were encouraged to build in non-low income neighborhoods, preferably near community services.
 - J. The City required all new housing developments to meet disabled-accessible standards. A separate committee, with at least one disabled person on it, reviewed development plans for all new construction to ensure compliance with standards.
 - K. The Housing Authority of the City of Santa Barbara maintained a work-training program for low-income minority youth. Participants gain valuable employment skills in order to be able to afford housing.
 - L. The City worked with the County of Santa Barbara on a comprehensive homeless grant for HUD Continuum of Care funds utilized to access housing for homeless persons.
 - M. The City funded the Independent Living Resource Center to assist disabled persons to secure affordable accessible housing and to educate landlords on the benefits of retrofitting rental units to make them accessible to persons with disabilities.
 - N. City staff continued to encourage review boards to reduce the amount of review and streamline the review process to reduce the cost of housing.
4. ***Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.***

Government regulation, while a necessary and inevitable activity, can have a limiting effect on attempts to provide affordable housing. Public policies that have a negative impact on the availability of affordable housing have been identified, along with an outline to remove or ameliorate the negative effects.

- (1) Zoning - Many residential areas are threatened with the possibility of slowly being converted to commercial use. This is partially the result of the City's present zoning ordinance that allows for mixed-use development of land in several residential neighborhoods.

Zoning which limits the density of housing units presents another barrier to affordable housing. Restricting the number of units which can be built on a particular piece of land means that high land costs must be absorbed by fewer housing units than might otherwise be economically feasible. This causes the cost of an individual unit to rise. The City, through its Bonus Density Program, has allowed increased density in return for price/rent controls on some or all of the units in a development.

The City is also encouraging mixed-use housing in commercial areas where no residential units currently exist.

A special Senior Housing Zone (S-H Overlay) has been established to encourage the development of affordable multifamily senior units on sites zoned A, E, R-1 or R-2. For-profit developers may build in an S-H zone, provided they record an agreement that assures that all units are affordable for at least 30 years. The projects that have been approved under the S-H provisions have reserved between 50-100% of the units as affordable to low-income households.

- (2) High Construction Standards - The City has adopted and enforces the Uniform Building Code, the National Electric Code, the Uniform Mechanical Code, and the Uniform Plumbing Code which ensure that all housing units are built to specified standards. Some standards, such as unit size, exceed minimum health and safety needs and increase the cost of construction.

The City has not reduced construction standards, but does provide reduced parking requirements for low-income rental housing projects. It has also developed a "fast-tracking" program to provide assistance with permitting on affordable projects.

The City also, through its Bonus Density Program, allowed for increased density in return for price/rent controls on some or all of the units in a development. Granting bonus density units to projects can reduce the costs per unit significantly and allow the development of some or all of the units as affordable to low or moderate income households.

- (3) Decline in Non-Local Sources of Housing Funds - The City attempts to expand sources of housing funds through new and innovative programs whenever possible. The City encouraged developers of housing for mental health clients and the homeless to pursue funding under the State Mental Health Services Act (Proposition 63), which was approved in 2004. Two developers of City-funded projects have submitted applications that have been reviewed favorably by the California Department of Mental Health.
- (4) High Cost of Land - The City continues to operate programs that provide financing to buy down the cost of land for affordable housing projects.
- (5) High Market Prices for Homes and Rentals - The City will continue to make available Redevelopment Agency subsidies to assist in the purchase of multi-family housing for low-income people, and writing down the land cost for new construction on moderate-income homes.
- (6) Low Vacancy Rates in Low Cost Housing - The City continues to make Redevelopment Agency funds available for projects that involve buying market-rate projects for conversion into low-income rental units.
- (7) Limited Land Available - The City has promoted its Bonus Density Program as a means of developing more affordable housing in areas where land is limited and/or build-out is nearly complete. The City has also encouraged mixed-use development providing residential property in commercial zones, and is considering annexation of certain lands to be developed as affordable housing.
- (8) Age of Housing Stock - Old, dilapidated housing stock has been upgraded through the City's active housing rehabilitation program. Rehabilitating these units preserved their affordability by preventing them from being lost to the market place.
- (9) NIMBY/Exclusivity - Refer to the previous section on Zoning.
- (10) Locational Factors - Clustering of affordable housing projects in particular neighborhoods is encouraged and has been successful.

5. Leveraging Resources

a. Identify progress in obtaining “other” public and private resources to address needs.

b. How Federal resources from HUD leveraged other public and private resources.

State and local funds, including City Redevelopment Agency and tax exempt bonds, were leveraged with federal funds to address the needs identified in the Annual Consolidated Plan. A total of \$2,094,382 in non-federal funds was leveraged.

The following table (next page) shows the investment of all resources for the 2010-2011 fiscal year. The detail for the total funds “Actual Expenditures” column is listed under the individual activities and subtotaled under Priority Funding.

TABLE I LEVERAGED RESOURCES 2010-11			
Source	Program	Actual Expenditures	Grantee
Federal	CDBG Entitlement	\$1,101,742	City**
	CDBG Repayment	\$721,529	City/NP*
	HOME	\$1,343,048	City**
	HOME Repayment	\$346,313	H.A./NP*
	Section 8	\$24,215,667	H.A.
	PH Capital Fund Program	\$868,382	H.A.
	Continuum of Care	\$582,011	H.A.
	Continuum of Care	\$453,803	NP*
	ARRA Loan Funds	\$1,656,604	H.A.
	LIHTC	\$10,111,173	H.A.
TOTAL FEDERAL		\$41,400,272	
State	Redevelopment	\$1,516,259	H.A./NP*
Local	City Santa Barbara	376,907	County/NP*
	City Carpinteria	\$8,000	City/NP*
	County General Fund	193,216	City/NP*
Other	Private Banks	\$	NP*
TOTAL NON-FEDERAL		\$2,094,382	
GRAND TOTAL		\$43,494,654	

*NP = Non-Profits; FP = Private, For-Profits/**\$137,636 actual CDBG Program Admin./***\$ HOME Admin.

c. How matching requirements were satisfied.

The City met HOME match requirements with cash, site preparation, construction materials and donated labor. See attachment I.

Managing the Process

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

Community Development staff monitor project activities on a regular basis and the CDBG Sub-grantee Administrative Manual is made available to all sub-grantees to inform them of HUD regulations and required paperwork. Public Service sub-grantees submit monthly progress reports documenting clients served, expenses, and achievement of specific goals and objectives. Periodically during the program year, staff conduct on-site monitoring visits, where they observe the operation and management of the projects. On an annual basis, members of the Community Development/Human Services Committee conduct site visits to each funded project.

Capital projects are monitored by regular project status reports throughout the course of the project, as well as frequent site visits by staff. HOME projects are monitored yearly and follow HUD approved guidelines.

Year-end or project completion reports are required of all subgrantee agencies. Staff utilizes these reports in completing performance reports.

Citizen Participation

1. Provide a summary of citizen comments.

Copies of the FY 2010 Consolidated Annual Performance and Evaluation Report were made available to the public and interested parties beginning September 15, 2011 for a fifteen-day period. Copies were available for public review on the City's website and in two locations: the Public Library - Main Branch, and the Community Development Department.

A "Public Notice" advertisement ran in the local newspaper on Thursday, September 15, 2011 (copy attached as Attachment K).

A public hearing will be held on the Consolidated Annual Performance and Evaluation Report on September 27, 2011. The hearing will be noticed on September 20, 2011. Public comments received will be noted herein.

2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.

Please see Attachment D, IDIS report C04PR03 and Attachment E, IDIS report C04PR26.

Institutional Structure

1. *Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.*

A technical working committee called the Cities-County Joint Affordable Housing Task Group meets on a regular basis to coordinate, integrate, strengthen and eliminate identified gaps in the housing delivery system of local institutions. The group consists of the Cities of Santa Barbara, Carpinteria, Goleta, as well as the City and County Housing Authorities, the Metropolitan Transit District and housing providers.

The Housing Authority of the City of Santa Barbara is under the jurisdiction of the City. The Housing Authority Commissioners are appointed by the Mayor and confirmed by the City Council. The City works closely with the Housing Authority in developing and maintaining Housing Authority rental stock. The Housing Authority is treated like any developer and must have any new developments approved through the regular planning/permitting process.

Public institutions (City and County) are continuing to streamline the regulations for development. Banks and savings institutions have started outreach to the community on the Community Reinvestment Act (CRA). CRA meetings have been held to provide information and solicit needs not being addressed by the community. The banks are enhancing their CRA performance by assisting and funding the Community Development Loan Fund operated by Women's Economic Ventures and by serving on the Community Development Human Services Committee.

Monitoring

1. *Describe how and the frequency with which you monitored your activities.*

Public Service sub-grantees submit monthly progress reports documenting clients served, expenses, and achievement of specific goals and objectives. Periodically during the program year, staff conducts on-site monitoring visits, where they observe the operation and management of the projects. On an annual basis, members of the Community Development/Human Services Committee conduct site visits to each funded project.

Capital projects are monitored by regular project status reports throughout the course of the project, as well as frequent site visits by staff. HOME projects are monitored annually and follow HUD approved guidelines.

Year-end or project completion reports are required of all subgrantee agencies. Staff utilizes these reports in completing performance reports.

2. *Describe the results of your monitoring including any improvements.*

Staff's monitoring of projects helped the City meet HUD's timeliness requirement of expenditures.

3. *Self Evaluation*

- a. *Describe the effect programs have in solving neighborhood and community problems.***
- b. *Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.***
- c. *Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.***
- d. *Indicate any activities falling behind schedule.***

- e. Describe how activities and strategies made an impact on identified needs.*
- f. Identify indicators that would best describe the results.*
- g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.*
- h. Identify whether major goals are on target and discuss reasons for those that are not on target.*
- i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.*

The jurisdiction has made excellent progress on the identified needs described in the five-year Consolidated Plan and first-year Action Plan, and all major goals are on target as indicated in the General information section. The City's greatest barrier to retaining and expanding its stock of affordable housing is the extremely high cost of housing and the lack of undeveloped land in the City. Although the City continues to provide incentives for the development of affordable housing and these efforts have produced results, high housing costs and the lack of developable land make an impact on fulfilling the jurisdiction's overall goal of developing viable communities by providing decent housing, a suitable living environment and expanding economic opportunities principally for low and moderate-income persons.

The City of Santa Barbara was timely in grant disbursements for the CDBG and HOME programs during FY 2010.

Actual expenditures for FY 2010 and letter of credit disbursements match 100% thanks to the IDIS computerized system. The jurisdiction has implemented the strategies outlined in the 2010-2014 Five-Year Consolidated Plan. Significant decreases in the amount of funding budgeted for the CDBG and/or HOME programs would affect the amounts allocated to the City of Santa Barbara and would necessitate changes to the programs proposed.

Lead-based Paint

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

The City's Housing Rehabilitation Loan Program (HRLP) tests for lead-based paint hazards and other toxics in each housing unit evaluated for rehabilitation needs. During FY 2010, one multi-unit project was tested for lead-based paint, and no hazard was detected. Due to the absence of any lead-based paint hazards, no abatement was necessary in any of the other units (single and multi), or no lead-based paint surfaces were disturbed during the rehabilitation process. Staff has been trained on current Lead Based Paint Regulations and the program complies with these regulations.

HOUSING

Housing Needs

Priorities 1 and 2 detail actions the City of Santa Barbara has taken during the last year to foster and maintain affordable housing.

Priority #1 Maintain and Upgrade Existing Low Income Affordable Housing Stock

a. Categories of Households Eligible to Be Assisted

- Homeless
- Very Low, Low, and Moderate Income Homeowners

- Very Low and Low Income Renters
- Elderly
- Large Family/Overcrowded
- Disabled/Special Needs/AIDS Houses/Frail Elderly
- Female Heads of Household
- Small Family
- Minority-headed Households

b. Short Term Objectives

(1) The City's Housing Rehabilitation Loan Program (HRLP) set a goal to eliminate health and safety deficiencies in 20 multifamily units during the fiscal year.

During the Fiscal Year 11 units of substandard multi-unit rentals were rehabilitated. In addition, one (1) single-family owner-occupied unit was rehabilitated and one (1) single-family unit, purchased by the Housing Authority for future use by the Council on Alcoholism and Drug Abuse as a detoxification center, was provided a rehabilitation grant. Rehabilitation of this property has not yet been completed. All projects were tested for lead-based paint, and no hazard was detected. Due to the absence of any lead-based paint hazards, no abatement was necessary, or no lead-based paint surfaces were disturbed during the rehabilitation process. All owners and renters assisted through this program were low to moderate income.

A total of **\$57,163 in CDBG Program Income** funds were expended for loans or grants during the fiscal year on completed and uncompleted projects.

(2) The City's Housing Authority will renovate approximately 30 existing Public Housing units owned by the Housing Authority and occupied by low-income persons and undertake numerous development improvements on several properties, such as roofing, window replacement, siding replacement and site infrastructure improvements. Additionally, the Housing Authority initiated several management improvements and resident initiatives.

The Housing Authority has rehabilitated 38 of its HUD Assisted Public Housing units. This included capital expenditures for exterior improvements to several units at the Authority's scattered sites throughout the city. Remaining CFP funds included expenditures for general unit rehabilitation, sidewalk replacement, exterior painting, and parking lot/driveway resurfacing etc. **\$868,382 in its standard Capital Fund Program (CFP)** formula funding was used by the Housing Authority in FYE 3-31-2011.

c. Funding

Priority #1 Funding	
Maintain and Upgrade Existing Low Income Affordable Housing Stock	
CDBG Entitlement	
CDBG Program Income	\$57,163
HOME	
Redevelopment Agency	
Capital Fund Program (CFP)	
ARRA CFP	
CFP Competitive Grant	\$868,382
TOTAL	\$925,545

Priority #2 Develop and Promote Programs that Create New Affordable Housing for Very Low to Moderate Income Persons

a. Categories of Residents Eligible to Be Assisted

- Elderly/Frail Elderly
- Very Low, Low and Moderate Income
- Large Family
- Homeless
- Small Family
- Owners
- Female Heads of Households
- Special Needs/Disabled/AIDS Diagnosed
- Renters
- Minority Households

b. Short Term Objectives

(1) The City of Santa Barbara Housing Authority projected it would provide 1,955 Section 8 Rental Vouchers to very low-income persons/families who are residents of the City as well as 100 units under the Shelter Plus Care Program.

For the reporting period, 125 additional Section 8 Housing Choice Vouchers were allocated to the Housing Authority. This allocation increased its baseline allocation from 1,955 vouchers to 2,080 Vouchers. The Voucher Program was nearly 100% utilized at 24,318 unit months of a total allocation of 24,660 unit months. The Housing Authority also provided assistance to an average of 95 units under the Shelter Plus Care program during this time period. The Housing Authority received approximately **\$24,215,667** for **Section 8** support, **\$582,011** in **Shelter Plus Care** funds, and **\$244,760** in **Federal Rent Supplement Support** for its 107-unit 221(d)(3) project known as SHIFCO.

A new local voucher program was created with the use of HOME funds. This new voucher program, the HOME Tenant Based Rental Assistance (TBRA) is targeted to provide rental assistance for homeless individuals that are very low income and on the Housing Authorities Section 8 Housing Choice Voucher Wait List. The TBRA program grant is \$200,000 over a two year period.

(2) The City Housing Authority planned proceeding with the development of 56 units on the three adjacent parcels located in the downtown area at 416-424 E. Cota Street and 517 Olive Street (AKA Artisan Court). The populations to be served are: 1) Special Needs households (Youth Aging out of foster care and homeless/at risk of homelessness), 2) Low-income downtown workers.

Artisan Court was completed on March 30, 2011 and 100% occupied on March 31, 2011.

Additionally, the Housing Authority purchased a 47,485 sq. ft. (1.09 acres) property located at 512 Bath Street (Bradley Studios) in downtown Santa Barbara for future development purposes. The Housing Authority planned to continue formulating a development plan for this property and identify the populations to be served. The Housing Authority anticipates construction to begin in the fall of 2011 or early 2012.

(3) The City projected to provide funds for new affordable housing through Housing Production Loans and Grants from the Redevelopment Agency (RDA) and the HOME and CDBG Programs, either through assistance with acquisition, write down of land costs, or predevelopment.

To develop and promote programs that create new affordable housing the total expended equaled \$30,854,701. See Priority 2 Funding Table for detail funding breakdown. This year, two projects funded by the City and its Redevelopment Agency were completed, thereby expanding the stock of affordable housing units in Santa Barbara by 60 new units. One of the completed projects is Artisan Court, with 56 rental units, constructed by the City's Housing Authority. The project is fully occupied with a mixed tenancy of special

needs/homeless, downtown workers, and aging foster youth. All residents are either low or very low-income persons. The other completed project is 618 San Pascual Street, with 4 ownership units, constructed by Habitat for Humanity, one of the City's CHDOs. The project is fully occupied by low-income families.

The City's Redevelopment Agency also provided the Housing Authority with funds for the acquisition of two existing residential properties. The two properties, 2904 State Street and 2941 State Street will expand the Housing Authority's stock of affordable rental housing by 14 units. The City also committed a CDBG-funded (HRLP) rehabilitation grant to one of the properties, 2941 State Street, which will be completed next Fiscal Year.

(4) Preserve Existing Affordable Housing - Methods were developed to continue preservation of affordable housing on projects whose restrictions may expire.

(5) Home Investment Partnership Funds (HOME) - The City committed **HOME** funds for acquisition and new construction of affordable rental and owner housing, as described above and detailed on Table 2, as well as providing Security Deposit Assistance. The matching requirements for HOME funds were met by utilizing City of Santa Barbara Redevelopment Agency funds. A total of **\$72,643 in HOME Entitlement** and **\$54,777 in HOME Program Income** was expended on Security Deposit Assistance.

(6) Bonus Density units were projected to be utilized to create affordable housing units. The City has adopted an ordinance which will grant a 25% bonus density to a project if the developer provides a percentage of units that are 20% low-income, 10% very low-income, or 50% senior units.

(7) Senior Housing Zone - This zone is in use to provide affordable and non-affordable senior housing.

(8) Secondary Dwelling Units (Granny Flats) - Affordable units are occasionally proposed under this ordinance.

c. **Funding**

Priority #2 Funding	
Develop and Promote Programs that Create New Affordable Housing	
HOME Entitlement	\$904,496
HOME Program Income	\$346,313
HOME CHDO Operating	
RDA	\$1,516,259
Low Income Tax Credits	\$2,138,266
Shelter Plus Care	\$582,011
Owner Cash Contribution	
Private Grants - Habitat	\$65,000
Section 8-Rental Certificates & Vouchers	\$24,215,667
Federal Rent Supplement Support	\$239,802
Housing Authority Equity	\$700,000
Donated Labor and Materials (HA & Habitat)	\$146,887
TOTAL	\$30,854,701

Specific Housing Objectives

1. ***Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.***
2. ***Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.***
3. ***Describe efforts to address “worst-case” housing needs and housing needs of persons with disabilities.***

Progress has been made in providing affordable housing in Santa Barbara as described in the Housing Section under Priority 2. Priorities and needs in the community have been identified, and projects have been funded which provide permanent rental housing, new Housing Authority rental units, rental units for mentally-disabled persons, senior rental units, transitional housing and owner-occupied affordable housing.

This year, two projects funded by the City and its Redevelopment Agency were completed, thereby expanding the stock of affordable housing units in Santa Barbara by 60 new units. One of the completed projects is Artisan Court, with 56 rental units, constructed by the City’s Housing Authority. The project is fully occupied with a mixed tenancy of special needs/homeless, downtown workers, and aging foster youth. All residents are either low or very low-income persons. The other completed project is 618 San Pascual Street, with 4 ownership units, constructed by Habitat for Humanity, one of the City’s CHDOs. The project is fully occupied by low-income families.

The City’s Redevelopment Agency also provided the Housing Authority with funds for the acquisition of two existing residential properties. The two properties, 2904 State Street and 2941 State Street will expand the Housing Authority’s stock of affordable rental housing by 14 units. The City also committed a CDBG-funded (HRLP) rehabilitation grant to one of the properties, 2941 State Street, which will be completed next Fiscal Year.

All 74 units completed and acquired this year are occupied by low and very low-income households, and all qualify under Section 215 as affordable housing.

Worst-case housing needs were addressed by the Artisan Court project (serving special needs/homeless persons and aging foster youth) and 2904 State Street (serving formerly homeless persons). Worst-case housing needs were also addressed by funding Casa Esperanza, the City’s winter homeless shelter that provides emergency shelter for an average of 192 persons each night.

Also this Fiscal Year, the City’s Redevelopment Agency committed/expended funding totaling \$7,225,000 for 4 new affordable housing projects that will create approximately 110 new affordable housing units:

1. Bradley Studios (Housing Authority)
 - New construction 54 studio rental units
 - \$2,000,000 committed
 - Tax Credit application pending
2. Haley/Salsipuedes (Peoples’ Self Help Housing Corp)
 - New construction approx 45 family rental units
 - \$4,000,000 committed
 - Contaminated soil remediation and site acquisition pending
3. 822-824 East Canon Perdido (Habitat for Humanity)
 - New construction 12 family ownership units
 - \$925,000 expended

- Site acquired, design review pending
4. 233 West Ortega (Housing Authority)
New construction 2 rental units adjacent to existing HASB project
\$300,000 committed
Completion expected next Fiscal Year

Following on the next page is a summary of the affordable Housing Projects in FY 2010.

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Table 2
AFFORDABLE HOUSING PROJECTS

Project	Permanent Funding Sources	Commitment	Spent 10-11	Total Spent	Status
Artisan Court	RDA Acquisition Loan	4,000,000		4,000,000	
Housing Authority	RDA Construction Loan	284,583		284,583	
416-424 E. Cota	HOME Construction Loan	915,417	624,247	291,170	
Acq/New Const	Tax Credits & ARRA	11,733,268	9,595,002	2,138,266	
56 new rental units	Total	16,933,268	10,219,249	6,714,019	Complete
Mom's	RDA Acquisition Loan	320,000		320,000	
Transition House	RDA Predevelopment Loan	120,000	6,259	120,000	
421 E. Cota	RDA Rehab Loan	150,000		0	
Acq/Rehab/New Const	HOME New Construction Loan	850,000	56,138	56,138	
	CDBG Rehab Grant	100,000		92,689	
8 new units +	Private Bank Loan	1,331,976			
8 existing units =	Transition House	4,115,289		214,114	
16 total rental units	Tax Credits	2,446,878			
	Total	9,434,143	62,397	740,544	Underway
Bradley Studios	RDA Acquisition Loan	4,800,000		4,800,000	
Housing Authority	RDA Construction Loan	3,600,000		0	
512-518 Bath	Owner Proceeds	300,000		244,262	
Acq/New Const	Tax Credits				
54 new rental units	Total	8,700,000		5,044,262	Underway
Habitat	HOME Loan	660,000	326,224	660,000	
Habitat for Humanity	HOME Operating Grant	40,000	24,205	40,000	
618 San Pascual	Private Grants / Cash Donations	1,089,077	65,000	1,089,077	
Acq/New Const	Donated Labor	41,968		41,968	
4 new ownership units	Donated Materials	134,919	22,442	134,919	
	Total	1,965,964	437,871	1,965,964	Complete
2941 State	RDA Loan	360,000	360,000	360,000	
Housing Authority	Seller CarryBack Loan	500,000	500,000	500,000	
Acq/Rehab	CDBG Rehab Grant	270,000			
6 rental units	Total	1,130,000	860,000	860,000	Underway
2904 State	RDA Grant	1,150,000	1,150,000		
Housing Authority					
Acquisition					
8 rental units					Underway

Public Housing Strategy

1. Describe actions taken during the last year to improve public housing and resident initiatives.

Management and Operation of Public Housing - The Housing Authority of the City of Santa Barbara has been very successful in carrying out CFP funded management improvements in a timely manner. During the reporting period this has included continued funding for the Department of Resident Services (DRS) as well as specific programs carried out by said office. The training program to train and assist Section 3 residents to find permanent employment remains a highly successful and utilized program. Resident Services, as both a concept and program, remains as a principal management improvement activity.

Living Environment of Public Housing Residents - The Housing Authority of the City of Santa Barbara has received national recognition for the excellent quality of its public housing inventory. The agency continues to undertake a number of physical improvements to its various scattered site public housing developments. Additionally, the Housing Authority has an extensive preventative maintenance program which is essential to preserving the developments in the high quality condition they are in today.

The Resident Council along with Housing Authority Staff has developed recycling programs for all developments. Specific education programs have been created such as the “Splash to Trash” program and the Arroyo Gardens program, to educate residents about the importance of maintaining and conserving their living environment. The Housing Authority’s Resident Council also continues to work on transportation issues to ensure that local transportation needs are being met for all residents.

Public Housing Resident Initiatives - The Housing Authority has continued the successful operation of Section 8-based Family Self-Sufficiency (FSS) programs, especially given the City of Santa Barbara’s limited rental housing market. There are currently 162 residents enrolled in the FSS program in an effort to achieve self-sufficiency and enrich their lives. To date, 182 residents have graduated from the program (39 have purchased their own homes and 63 have opened their own business). The Family Self-Sufficiency program is designed to assist families in achieving economic independence and self-sufficiency through education, job training and life skills training.

The City of Santa Barbara is proud of the performance of its local Housing Authority in promoting the educational advancement and empowerment of its public housing residents. Based upon the success of the Section 8 Family Self-Sufficiency program, the Housing Authority designed and implemented a Public Housing Family Self-Sufficiency (PHFSS) program. There are currently 37 Public Housing Residents enrolled in the PHFSS program. To date, 2 residents have purchased their own homes in the PHFSS program. PHFSS participants also have access to education, job and life skills training programs.

The Housing Authority continues to work with the City Recreation Department to sponsor several youth recreational and apprenticeship programs. The Housing Authority has a resident council/resident advisory board to assist with the planning and preparation of the Agency’s Annual and Five Year Plans, which include the CFP application to HUD.

The Housing Authority has also created a new program to outreach to homeless individuals within the Santa Barbara community in order to link them with appropriate services that will improve their opportunities to secure, stabilize and retain permanent housing; and to provide after care services to newly housed clients that are formerly homeless. The “Transitional Assistance Program” (TAP) involves a formal collaboration between the Housing Authority and two local homeless service providers, Casa Esperanza and WillBridge of Santa Barbara. The Housing Authority is funding this program through its own Non-HUD program reserves.

The Housing Authority's Family Build program provides counseling and case management services to clients of the Housing Authority in collaboration with New Beginnings Counseling Center. The program provides clients and their families with the resources necessary to ensure their wellbeing and success as tenants.

Additionally, the Department of Resident Services has created several youth programs: After School Homework Programs, Flag football, Art Activities and Computer Learning Labs.

2nd Story Associates, a non-profit organization established by the Housing Authority, was granted its 501(c)3 status by the IRS in April of 2008. This organization was born out of the recognition of a growing unmet need to have sufficient affordable housing and expanded resident service programs for Low-Income families, seniors and disabled individuals (those earning 80% of Area Median Income and below) in the Santa Barbara community.

Barriers to Affordable Housing

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

Actions taken during the last year to eliminate barriers to affordable housing are described in Priority 3.

Priority #3 Promote and Provide Services that Prevent Discrimination and Eliminate Barriers to Housing (Further Fair Housing)

a. Category of Households Eligible to Be Assisted

- Homeless
- Female Heads of Households
- Minority Households
- Renters
- Elderly
- Very Low Income, Low/Moderate Income
- Large Family
- Small Family
- Special Needs/Disabled
- Homeowners

b. Short Term Objectives

(1) The City's Fair Housing Enforcement Program anticipated responding to 8 inquiries, investigate reported cases of housing discrimination and educate the public on housing rights and responsibilities. In support of the Fair Housing Enforcement Program, CDBG expenditures totaled **\$7,244**. During FY 2010, FHEP staff provided discrimination investigation and education services to two households.

(2) The Rental Housing Mediation Task Force planned to assist approximately **1,400** persons in a rental-housing situation to prevent the possibility of displacement/homelessness or resorting to the courts. RHMTF provides information and mediation services to anyone in a rental-housing situation.

CDBG expenditures totaled \$93,161.20 for the RHMTF. In addition, the City of Santa Barbara allocated \$23,000 in Human Services funds, the **City of Carpinteria** allocated **\$8,000** and the **County of Santa Barbara** allocated **\$25,000** from its **General Fund** for the RHMTF. The RHMTF responded to **1,271** service requests. Of these, **1,249** were staff consultations and **22** were mediation services. In addition, **6** outreach events were conducted.

(3) The Legal Aid Foundation planned to provide legal services for **273** low income households who need legal assistance in elder law, family law, public benefits and housing (uninhabitable, eviction, unlawful detainer, etc.).

The City granted **\$20,000 in City General Funds**. Legal Aid assisted a total of **403** low-income individuals with housing, family law, public benefits and elder law.

(4) High Cost of Land - The City continues to pursue below market interest rate (BMIR) acquisition loans to counteract high land costs for affordable projects.

(5) High Market Price/Rent - The acquisition/rehabilitation loans referred to in Priority #2 above provide price/rent restrictions.

(6) Low Vacancy Rate in low cost housing. The City projected to assist in the purchase of existing market-rate units for conversion to low-income housing.

(7) Water - The City continued to make water meters available for affordable housing units.

(8) Limited Land Available in City - Sales of surplus land is continually monitored for potential affordable housing use. As stated above, density bonus continues to be used for affordable projects as well.

(9) Old, Dilapidated Housing Stock - The City continues operation of housing rehabilitation program (see Priority 1). They completed the rehabilitation of four (4) single-family housing units. In addition, lead-based paint testing was completed on one multi-unit project. Due to the absence of any lead-based paint hazards, no abatement was necessary in any of the units, or no lead-based paint surfaces were disturbed during the rehabilitation process.

(10) High Construction Standards - Reduced parking requirements are being allowed for low-income family housing through land use modifications.

(11) Zoning - Zoning is used to prevent conversion of residential properties to commercial use -- i.e., homes to offices, etc. City Council changed the zoning ordinance to allow smaller Single Room Occupancy units, which translates into lower costs creating more affordable housing units.

(12) Reduced Non-Local Housing Funds - The City cooperates in all efforts to obtain McKinney Act funds, as well as State bond, mortgage credit certificate and tax credit allocations.

(13) NIMBY/Exclusivity - The City has continued to attempt to work with neighborhood issues on "unpopular" projects. The City has also implemented a policy that developers meet with the neighborhood residents before approving a project.

(14) Locational Factors - The City is continuing its policy of scattered site development throughout the City.

c. Funding

Priority #3 Funding Promote and Provide Services that Prevent Discrimination and Eliminate Barriers to Housing	
CDBG Entitlement	\$100,405
County General Funds	\$25,000
City of Carpinteria	\$8,000
City General Funds	\$43,000
TOTAL	\$176,405

HOME

- Assessment of Relationship of HOME Funds to Goals and Objectives**
- Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.**

The use of HOME funds in relation to the priorities, needs, goals and specific objectives identified in the Consolidated Plan are outlined in detail the General information section. See also **Table 2 Affordable Housing Projects** for details on project funding.

Following is a summary of HOME expenditures in FY 2010.

TABLE 3 HOME Accomplishments				
	Five Year Consolidated Plan Goal	HOME Funds Disbursed FY 2010	Annual Accomplishments FY 2010	Cumulative Accomplishments FY's 2010-2014
PRIORITY #1				
Maintain/Upgrade Existing Low Income Affordable Housing Stock				
PRIORITY #2				
Develop New Affordable Housing				
618 San Pasqual – 3 Owner Units	Acquisition/New Construction			
Habitat for Humanity	CHDO Reserve		Underway	

	416-424 E. Cota - Artisan Court			Underway	
	H.A. Security Deposit Assistance	TBRA		Underway	
PRIORITY #3 Prevent Discrimination and Eliminate Barriers to Housing					No HOME funds were used for this objective.
PRIORITY #4 Strengthen or Expand Public or Social Service Agencies					No HOME funds were used for this objective.
PRIORITY #5 Homeless and Non-Homeless Persons With Special Needs					No HOME funds were used for this objective.
PRIORITY #6 Economic Development					No HOME funds were used for this objective.
Administrative					
	HOME Administration		\$	N/A	N/A
<i>Total HOME Funds Disbursed in 2010</i>			\$		

2. HOME Match Report

- a. **Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.**

See HOME Match Report Attachment I, HUD Form 40107-A.

3. HOME MBE and WBE Report

- a. **Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).**

See Attachment J, HUD Form 40107.

4. Assessments

- a. **Detail results of on-site inspections of rental housing.**

- b. ***Describe the HOME jurisdiction's affirmative marketing actions.***
- c. ***Describe outreach to minority and women owned businesses.***

Inspections of affordable rental housing assisted under HOME revealed no violations of local housing codes.

Affirmative Marketing Requirements

The City has implemented an Affirmative Marketing Requirements for projects containing 5 or more HOME assisted units. This program, overseen by the Housing Programs Supervisor, includes advertising, on-site staff training, recordkeeping and application & selection process.

Minority Outreach Program

The City has updated its Minority Outreach Program to correspond with the HOME regulations. Specific actions to be taken will comply with 24 CFR Section 85.36(e).

The City will:

1. Place qualified minority businesses and women's business enterprises on solicitation lists
2. Assure that minority businesses and women's business enterprises are solicited whenever they are potential sources
3. Divide total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by minority businesses and women's enterprises
4. Establish delivery schedules, when feasible, which encourage participation by minority businesses and women's business enterprises
5. Use the services and assistance of the Small Business Administration, and the Minority Business Development Agency of the Department of Commerce
6. Require prime contractors, if subcontracts are to be used, to take all specified affirmative actions

HOMELESS

Homeless Needs

1. ***Identify actions taken to address needs of homeless persons.***

Actions taken during the last year to address needs of homeless persons are described in Priority 4.

Priority #4 Homeless and Non-Homeless Persons with Special Needs

- a. **Categories of Households Eligible to Be Assisted**

- Homeless
- Homeless with Children

-
- | | |
|--|--|
| <ul style="list-style-type: none"> • Very Low Income, Low Income • Special Needs • Elderly • Frail Elderly | <ul style="list-style-type: none"> • Disabled (mental, physical, developmental, dually diagnosed) • Persons diagnosed with AIDS and their families • Persons Threatened with Homelessness |
|--|--|
-

b. Short Term Objectives

(1) Housing Rehabilitation Loan Program – Homeless Prevention (See Priority #1).

(2) The Rental Housing Mediation Task Force planned to serve approximately 1,450 persons at risk of becoming homeless. The RHMTF responded to **1,271** service requests. Of these, **1,249** were staff consultations and **22** were mediation services. In addition, **6** outreach events were conducted. Homeless Prevention (see Priority #3).

(3) The City's Fair Housing/Discrimination Program planned to respond to approximately 8 inquiries and investigate reported cases of discrimination. FHEP staff provided discrimination investigation and education services to 2 households. Homeless Prevention (see Priority #3).

(4) The Legal Aid Foundation planned to provide legal services for **273** low income households who need legal assistance in elder law, family law, public benefits and housing (uninhabitable, eviction, unlawful detainer, etc.). Legal Aid assisted a total of **403** low-income individuals with housing, family law, public benefits and elder law. Homeless Prevention (see Priority #3).

(5) Transition House Homelessness Prevention planned to provide 450 very low-income clients who are at high risk of homelessness services through their Homelessness Prevention Program.

The City provided **\$8,000** in **Human Service** funds to Transition House who assisted 432 individuals at-risk of homelessness to increase their earning potential by participating in workshops and one-on-one sessions.

(6) People's Self-Help Housing – Supportive Housing Program planned to provide social services to 70 low-income residents of their housing programs (families with children and formerly homeless individuals) to help prevent failure in permanent tenancy.

The City provided **\$9,000** in **Human Service** funds to People's Self-Help Housing who assisted 80 residents.

(7) Catholic Charities planned to assist 2100 homeless and at-risk for homelessness by providing financial assistance, supportive social services and case management to move them towards self-sufficiency. Many clients are minority households with large families.

The City provided **\$12,000** in **CDBG** funds to Catholic Charities. During FY 2010, Catholic Charities provided rent assistance to 197 families in order for them to maintain or obtain adequate housing. In addition, supportive services such as consumer education, budget counseling or referral services related to housing were provided to 3,230 individuals.

(8) Santa Barbara Inclement Weather Homeless Shelter Project planned to serve approximately 200 persons each night from December 1, 2010 to March 31, 2011.

During the FY 2010, beds, hot meals and social services were provided to an average of 192 persons per night. The City of Santa Barbara provided **\$75,575** of **General** funds; and the County provided **\$168,216** in **General** funds.

(9) Casa Esperanza planned to operate a homeless day center, a 70-bed transitional shelter and a 30-bed emergency shelter. The Center planned to provide services for approximately 1,600 homeless persons to help them reach their potential and attain permanent housing.

During FY 2010, the City provided **\$54,000** in **CDBG** funds were provided to service to 1,326 homeless individuals. A total of 438 individuals increased their level of self-sufficiency enough to obtain transitional or permanent housing. They also received \$160,585 in HUD Continuum of Care Funds to provide service to homeless individuals.

(10) Transition House planned to provide emergency temporary shelter, meals, childcare and job assistance to 375 homeless families and persons at their Ortega Street shelter.

The City provided **\$43,873** in **CDBG** funds to Transition House, which helped provide 20,942 temporary shelter bed/nights and social services support to 379 unduplicated persons. In addition, 3,114 infant care days were provided while the parents attended school or sought employment. They also received \$117,555 in HUD Continuum of Care Funds to provide supportive services. Many of the families stayed in the shelter facilities for up to 60 or more days.

(11) Domestic Violence Solutions – Emergency Shelter planned to serve approximately 150 battered female heads of household and their children by providing temporary shelter, supportive services and transitional housing assistance.

The City granted **\$42,668** in **CDBG** funds and **\$7,332** in **Human Service** funds to Domestic Violence Solutions. During the year, they provided 3,304 nights of shelter care services to 115 women and children. The shelter also handled 2,007 crisis phone calls.

(12) AIDS Housing Santa Barbara (Sarah House) planned to provide facilities for special needs low-income persons diagnosed with AIDS or other life threatening conditions serving 70 people per year.

A total of 3 unduplicated people with HIV/AIDS, and 74 hospice residents, who otherwise would have been homeless, were provided shelter, meals, transportation to medical services, recreational opportunities and supportive services. The City granted **\$25,000** in **Human Service** funds to AIDS Housing Santa Barbara.

(13) Noah's Anchorage Youth Shelter anticipated housing 275 unduplicated homeless, disenfranchised or runaway youth in their youth shelter in FY 2010.

During FY 2010, the City provided **\$22,000** in **CDBG** funds to the youth shelter. Residential care for 200 runaway, homeless and in-crisis youth including 1,439 crisis bed shelter nights and 1,698 hours of volunteer support and mentoring was provided. In addition, the programs hotline responded to 1,220 crisis telephone calls. In addition, of youth served, 97% successfully reunited with their parents or were placed in a safe environment.

(14) WillBridge planned to provide a safe haven as an alternative to incarceration for 26 chronic homeless, mentally ill adults.

The city granted **\$22,000** in **Human Service** funds to WillBridge during FY 2010 and they served 43 homeless individuals.

(15) Domestic Violence Solutions - Second Stage planned to provide long-term (18 months) transitional housing for 55 battered women and their children.

The City granted **\$7,000** in **Human Service** funds and **\$76,219** in **HUD Continuum of Care Funds** to Domestic Violence Solutions Second Stage program. Second Stage provided housing for 42 women and children. During the year, 9 women who completed the program found affordable housing.

(16) Hotel de Riviera planned to provide safe transitional housing with supportive services for 55 dually diagnosed homeless individuals.

The City granted a total of **\$20,000** in **Human Service** funds and **\$99,444** in **HUD Continuum of Care** funds were provided for the provision of services to 53 homeless individuals. A total of 22 individuals maintained their mental health treatment and sobriety, and 4 persons with sub-standard income left the program with income at least equal to standard Social Security. Seventeen (17) were placed into permanent housing.

(17) St. Vincent's planned to provide transitional housing and services to 110 women and children to allow them to gain independence from welfare.

During FY 2010, the City provided **\$9,000** in **Human Service** funds for the provision of services to 110 women and children. St. Vincent's provided 16,357 days of transitional housing, 1,090 case-management sessions to develop interpersonal skills, 906 counseling sessions to provide emotional support and assist in the development of insight regarding life choices. In addition, 1,654 hours of instruction in parenting and life skills were provided.

(18) New Beginnings Counseling Center planned to provide case management services for 850 homeless persons at Casa Esperanza, New Faulding Hotel, Hotel de Riviera, WillBridge and Salvation Army, and the RV Safe Parking Project.

During FY 2010, the City provided **\$15,000** in **Human Service** funds for the provision of case management to 947 homeless individuals. A total of 18 individuals were placed into housing or recovery programs and 20 were placed into paid employment.

(19) Storyteller Children's Center will provide free childcare for 100 children age 18 months to 6 years for homeless or at-risk families so they may work, get an education and save money to get them into housing.

During FY 2010, the City granted a total of **\$30,000** in **Human Service** funds and they served 118 children.

(20) Community Kitchen planned to provide daily hot meals for 1,900 low-income, mostly homeless, persons.

During FY 2010, the City provided **\$50,000** in **Human Service** funds for the provision of 72,577 hot meals for 1,397 low-income and/or homeless individuals.

(21) Santa Barbara Neighborhood Clinics – Dental Care for the Homeless will provide no-cost dental care to 400 homeless individuals.

During FY 2010, the City granted a total of **\$26,000** in **Human Service** funds and they served 564 individuals.

(22) New Faulding Hotel planned to provide social service case management to prevent failure in permanent tenancy for 70 marginalized residents.

During FY 2010, the City provided **\$15,000** in **Human Service** funds for the provision of services to 70 marginalized residents. A total of 75 residents also maintained residency or transitioned to another permanent home, and 75 received case worker guidance.

(23) Bringing Our Community Home, which implements the 10-Year Plan to End Chronic Homelessness, hired a discharge planner to work with homeless persons jail discharge planning services and place homeless persons in living accommodations appropriate to their needs.

During FY 2010, the City provided **\$15,000** in **Human Service** funds, and the jail discharge planner made jail discharge plans with 343 homeless inmates, and facilitated placement of 100 homeless person in appropriate living accommodations.

(24) Housing Authority - Home Assistance/Section 8 set-asides (see Priority #2).

c. **Funding**

Priority #4 Funding	
Homeless and Non-Homeless Persons with Special Needs (Also see Priorities #1-3)	
CDBG Entitlement	\$131,873
HUD Continuum of Care	\$453,803
City General Funds	\$333,907
County General Funds	\$168,216
TOTAL	\$1,087,799

2. Identify actions to help homeless persons make the transition to permanent housing and independent living.

A compendium of housing services exists within the City of Santa Barbara. This combination of programs create one of the **best seamless comprehensive homeless assistance resources** found anywhere in the country. The City is building upon this continuum of care and worked closely with the County of Santa Barbara to develop and implement a comprehensive countywide Ten-Year Plan to End Chronic Homelessness. The program, entitled Bringing Our Community Home,

has been fully operational since 2007. The City also provided the project a \$15,000 grant for FY 2010-11 to help with staff salaries.

The City has implemented a multi-pronged effort to provide adequate housing and social services to this very vulnerable segment of our community which includes: 1) address emergency shelter and transitional housing needs of homeless individuals and homeless families; 2) prevent low income individuals and families with children from becoming homeless; 3) help homeless persons make the transition to permanent housing; and 4) support organizations that provide permanent supportive housing. Outreach and assessment is conducted by each individual program.

The City continued to address **emergency shelter and transitional housing** needs of the homeless through support of programs operated by non-profit agencies. These include: The Inclement Weather Emergency Homeless Shelter, which provides for emergency shelter during the harsh winter months; Casa Esperanza for emergency medical beds, temporary and transitional housing and social services; Transition House for emergency shelter (temporary and transitional), meals, childcare and job assistance; Domestic Violence Solutions for temporary shelter, supportive services and transitional assistance for homeless battered women; AIDS Housing Santa Barbara (Sarah House) for full supportive services in a complete care residential home for special needs persons with HIV/AIDS; Noah's Anchorage Youth Shelter for temporary housing and crisis intervention services for homeless, runaway or disenfranchised youth; and WillBridge for temporary shelter as an alternative to incarceration for those with mental illness. The Rescue Mission also provided emergency shelter 10 days per month per individual.

The City supported programs that helped **homeless persons make the transition to permanent housing** through supportive programs. Transition House operated a 60-bed transitional homeless facility. The facility offered a full range of homeless transitional services (housing, jobs, medical, child day care). People who graduated from this program went to the "Fire House" where they continued learning life skills, such as budgeting, and saving for first month's rent and security deposits for permanent housing. Transition House also owns an 8-unit apartment building that was used as the next transitional step for their clients who graduate from the Fire House Second Stage program to permanent housing. The City also supported the Domestic Violence Solutions Second Stage Program that provided transitional housing for battered women and their children for up to 18 months, the New Faulding Hotel, which provided transitional housing and case management services to very low-income individuals, and the Hotel de Riviera that housed dual-diagnosed homeless persons and transitioned them into permanent housing. Supportive programs including Casa Esperanza Day Center for basic human services and supportive services, New Beginnings Counseling Center for case management, Storyteller Children's Center for childcare, the Community Kitchen for meals, and the SB Neighborhood Clinics for dental care for the homeless were granted funding by the City of Santa Barbara. Other programs in the community that helped people transition into permanent housing include the Casa Esperanza Transitional Shelter Program, Salvation Army Job Club Program and the Rescue Mission. In an effort to meet the need for transitioning homeless persons to permanent housing, this City supported applications for McKinney Supportive Housing Grant funds. The Housing Authority of the City of Santa Barbara also provided permanent housing for those transitioning from homelessness. The affordable housing programs in Priority 2 are also designed to help achieve this goal. **Non-homeless persons with special needs categories are also identified in Priorities 1 through 3 and 5.** Groups identified include the elderly, AIDS diagnosed, disabled (physical, mental, developmentally), frail elderly, and those with alcohol and/or drug addictions.

The City also supports organizations that provide **permanent supportive housing** through the Housing Rehabilitation Loan Program (see Priority #1) and the Affordable Housing Program (see Priority #2). Assisted entities have included the Community Housing Corporation for individuals, Laguna Cottages for seniors, Transition House for families, People's Self-Help Housing Corporation for families, Mental Health Association and Sanctuary Psychiatric Center for dual diagnosed substance abuse and mentally ill, Phoenix House for severely mentally ill, PathPoint for persons with disabilities; and the Housing Authority of the City of Santa Barbara for those transitioning from homelessness.

3. *Identify new Federal resources obtained from Homeless SuperNOFA.*

The City worked with the County of Santa Barbara on a comprehensive homeless grant for HUD Continuum of Care funds. These funds are utilized to access housing for homeless persons.

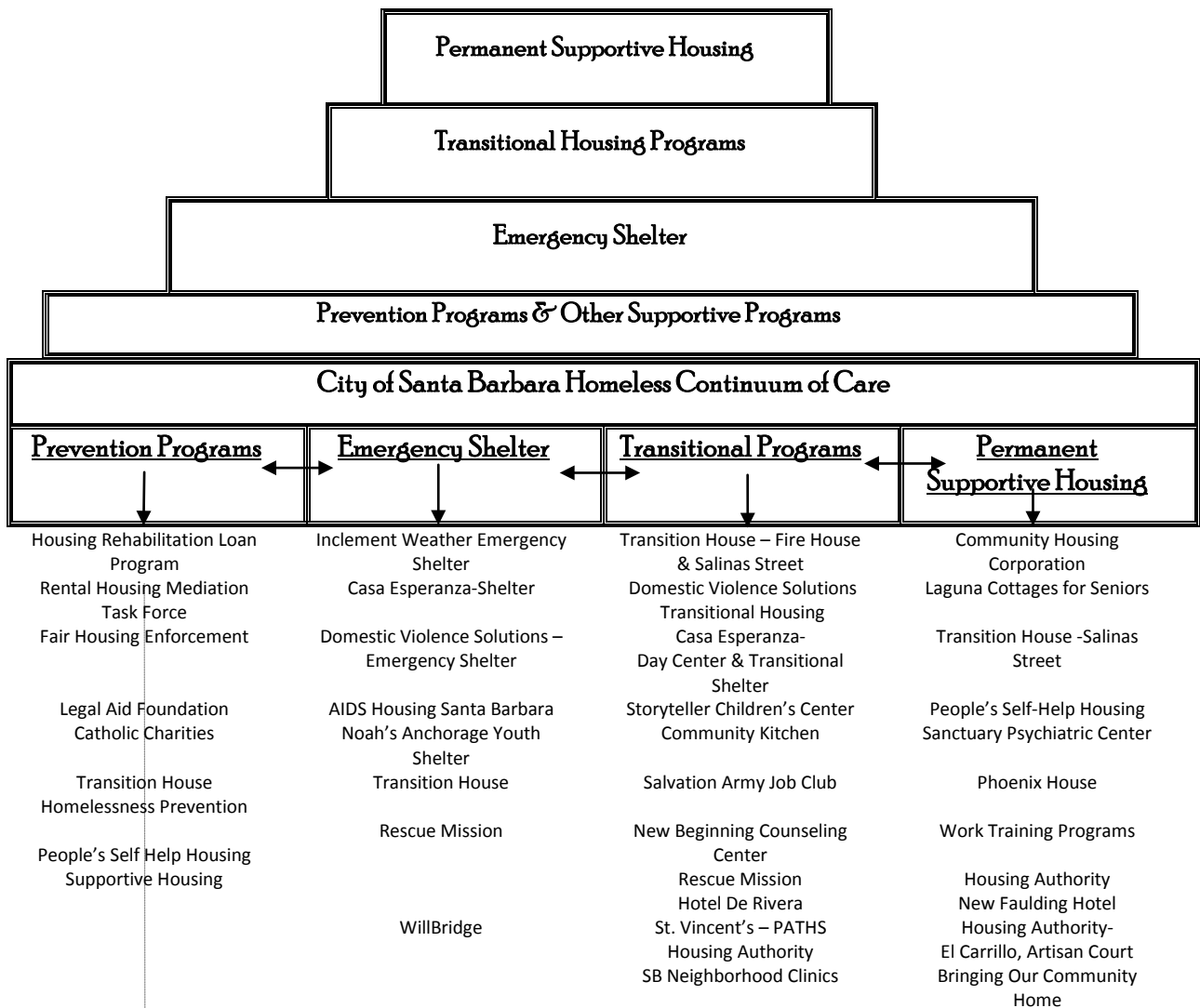
Specific Homeless Prevention Elements

1. *Identify actions taken to prevent homelessness.*

The City helped to prevent low-income individuals and families with children (especially those with incomes below 30% of median) from becoming homeless by supporting programs such as Housing Rehabilitation Loan Program, Rental Housing Mediation Task Force, Fair Housing Enforcement Program, People's Self Help Housing, Legal Aid, Transition House and Catholic Charities.

Housing Rehabilitation Loan Program rehabilitated substandard single-family homes and multifamily buildings to prevent homelessness. Rental Housing Mediation Task Force assisted and/or mediated any rental-housing problems to assist those at risk of displacement or homelessness. The Fair Housing Enforcement Program investigated reported cases of housing discrimination and educated the public on housing rights and responsibilities. Legal Aid Foundation provided legal services regarding uninhabitable residences, evictions, and unlawful detainers. Transition House has developed a homelessness prevention program to assist very low-income households increase their earning potential and improve their household finance management. Catholic Charities provided small financial grants to help families meet financial obligations in an effort to prevent homelessness.

These programs, as well as others listed in the Action Plan and/or depicted in the charts below, create our seamless continuum of care for the homeless population in Santa Barbara.



COMMUNITY DEVELOPMENT

Community Development

1. Assessment of Relationship of CDBG Funds to Goals and Objectives

- a. *Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.*

The use of CDBG funds in relation to the priorities, needs, goals and specific objectives identified in the Consolidated Plan are outlined in detail in the General information section. Following is a summary of CDBG expenditures and accomplishments in FY 2010.

TABLE 4 CDBG Accomplishments					
		Five Year (2010-2014) Consolidated Plan Goal	CDBG Funds Disbursed FY 2010	Annual Accomplishments FY 2010	Cumulative Accomplishments FY 2010
PRIORITY #1					
Maintain/Upgrade Existing Low Income Affordable Housing Stock		125 Housing Units			
1	Housing Rehabilitation Loan Program		\$57,163	1 Single Housing Unit Completed/ 1 Multi (11) Housing Units Completed	12 units
	.				
PRIORITY #2					
Develop New Affordable Housing					
	HOME FUNDS				
PRIORITY #3					
Prevent Discrimination and Eliminate Barriers to Housing		40 Households & 7,500 Persons			
2	Fair Housing Program		\$7,244	2 Households	2 Households
3	Rental Housing Mediation Program		\$93,161	1,271 Persons	1,271 Persons

PRIORITY #4 Homeless and Non-Homeless Persons With Special Needs		21,550 Persons			
4	Transition House	Transitional Shelter	\$43,873	379 Persons	379 Persons
5	Domestic Violence Solutions	Emergency Shelter	\$42,668	115 Persons	115 Persons
6	Noah's Anchorage - Youth Shelter	Emergency Shelter	\$22,000	200 Persons	200 Persons
7	Catholic Charities	Rent Assistance/ Case Mgmt.	\$12,000	3,230 Persons	3,230 Persons
8	Casa Esperanza	Day Center	\$54,000	1,326 Persons	1,326 Persons
PRIORITY #5 Strengthen or Expand Public or Social Service Agencies		30 Organizations or Public Facilities			18 Public Facilities & 12 Buildings
9	Neighborhood Improvement- Franklin Community Center Rehab	Public Facility Improvements	\$19,226	1 Public Facility	
10	Neighborhood Improvement-Access Ramps II	Public Facility Improvements	\$49,293	1 Public Facility	
11	Neighborhood Improvement – West Down Town Pedestrian Lighting	Public Facility Improvements	\$8,601	1 Public Facility	5 Public Facilities
12	Neighborhood Improvement-Cabrillo Ball Field	Public Facility Improvements	\$26,111	1 Public Facility	
13	Neighborhood Improvement- Ortega Park Restrooms	Public Facility Improvements	\$136,602	1Public Facility	
14	Neighborhood Improvement- Davis & Westside Centers	Public Facility Improvements	\$12,965	2 Public Facilities Underway	
15	Girls Inc – Exterior Bldg Rehab	Building Improvements	\$22,646	1 Building	3 Buildings

16	SB Neighborhood Clinics-Westside Clinic Flooring	Building Improvements	\$7,500	1 Building	
17	United Boys & Girls – Music Center	Building Improvements	\$26,603	1 Building	
18	Noah's Anchorage Rehab	Building Improvements	\$0	1 Bldg complete funds not disbursed in FY 2010	
19	CDBG-R Job Apprentice Program	Public Service	\$13,776*		
20	CDBG-R Alisos St. Sidewalk, Curb Cut	Public Facility Improvements	\$155,133*	Underway	
21	CDBG-R Eastside Access Ramps	Public Facility Improvements	\$0*	Underway	
PRIORITY #6 Economic Development		15 Businesses Assisted			
22	WEV-Community Development Loan Fund	Business Planning/ Small Business Loans	\$91,460	4 Businesses Assisted	4 Businesses Assisted
Administrative					
23	CDBG Administration		\$137,636	N/A	N/A
<i>Total CDBG Funds Disbursed FY 2010</i>			\$1,101,742		
Entitlement			\$721,529 RL		
Program Income					
<i>*CDBG-R Funds Disbursed FY 2010</i>					

- b. ***Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.***

See Housing Needs on Page 21.

- c. ***Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.***

ee Attachment D, 2009-2010 Activity Summary (GPR) for low and moderate-income persons benefit.

2. Changes in Program Objectives

- a. ***Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.***

The jurisdiction had a successful year implementing the CDBG program. The jurisdiction will implement the strategies outlined in the 2010-2014 Consolidated Plan. No changes to the programs are proposed.

3. Assessment of Efforts in Carrying Out Planned Actions

- a. ***Indicate how grantee pursued all resources indicated in the Consolidated Plan.***
- b. ***Indicate how grantee provided certifications of consistency in a fair and impartial manner.***
- c. ***Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.***

The City of Santa Barbara carried out the planned actions described in its Action Plan as reported in Section 1 of this report. All funds were pursued, and certifications of consistency for HUD programs were provided in a fair and impartial manner for all applications that were consistent with the Consolidated Plan. The City did not hinder Consolidated Plan implementation by action or willful inaction.

4. For Funds Not Used for National Objectives

- a. ***Indicate how use of CDBG funds did not meet national objectives.***
- b. ***Indicate how did not comply with overall benefit certification.***

Grantee funds were used exclusively for the three national objectives and CDBG funds were used almost exclusively to benefit low and moderate-income persons.

5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property

- a. ***Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.***
- b. ***Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.***
- c. ***Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.***

One tenant in one of the RDA-funded multi-unit projects required relocation due to high income. This rehabilitation project was funded with Redevelopment Agency funds and per RDA regulations

the following was paid for displacement: \$435 for moving expenses, \$1,050 for utility cost increases, and \$4,200 for rent cost differential. No CDBG-funded projects needed relocation. When appropriate, the City of Santa Barbara provides relocation compensation per Uniform Relocation Acts and Section 104(d) of the 1974 Community Development Act, as amended.

6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons

- a. **Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.**
- b. **List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.**
- c. **If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.**

No economic development activities were undertaken where jobs were made available to low or moderate-income persons but not taken by them.

7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit

- a. *Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.*

All activities serving limited clientele fell within one of the categories of low and moderate income or presumed limited clientele.

8. Program income received

- a. *Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.*
- b. *Detail the amount repaid on each float-funded activity.*
- c. *Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.*
- d. *Detail the amount of income received from the sale of property by parcel.*

See Attachment F for program income. A total of \$721,529 of CDBG repayments funds was received. Of this \$ 655,069 was from the Housing Rehabilitation Loan Program Revolving Loan Fund and \$66,460 was from Women's Economic Ventures for their Small Business Revolving Loan Fund. No other program income was received in Fiscal Year 2010.

9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:

-
- a. *The activity name and number as shown in IDIS;*
 - b. *The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;*
 - c. *The amount returned to line-of-credit or program account; and*
 - d. *Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.*

Not applicable, see Attachment F.

10. *Loans and other receivables*

- a. *List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.*
- b. *List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.*
- c. *List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.*
- d. *Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.*
- e. *Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.*

See Attachment F.

11. *Lump sum agreements*

- a. *Provide the name of the financial institution.*
- b. *Provide the date the funds were deposited.*
- c. *Provide the date the use of funds commenced.*
- d. *Provide the percentage of funds disbursed within 180 days of deposit in the institution.*

See Attachment F.

Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year

- a. *Identify the type of program and number of projects/units completed for each program.*
- b. *Provide the total CDBG funds involved in the program.*
- c. *Detail other public and private funds involved in the project.*

TABLE 5 Housing Rehabilitation Completed Projects			
ADDRESS	TYPE	NUMBER OF UNITS	TOTAL CDBG FUNDS
1537 Portesuello Ave	Single Family	1	\$18,531
107 E. Micheltorena	Multi Unit	11	\$38,632

During the Fiscal Year, one (1) single-family housing unit and 1 multi-unit (consisting of 11 units) were rehabilitated. The single-family unit was owner-occupied. All owners and renters assisted through this program were low to moderate income.

12. *Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies*
 - a. *Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.*

The City of Santa Barbara chooses not to utilize a HUD-approved neighborhood revitalization strategy.

Antipoverty Strategy

1. *Describe actions taken during the last year to reduce the number of persons living below the poverty level.*

Good progress was made towards achieving the goals listed in the Consolidated Plan anti-poverty strategy. Housing, jobs and services were all created and utilized by those below the poverty line to achieve dominion over their affairs.

Affordable housing is a prerequisite to assisting those below the poverty line in achieving economic dominion over their affairs. It is fundamental to realize housing is the most important asset to assist those living below the poverty line.

It is discouraging to have a job and yet not be able to afford rent and other living costs. The goals and programs listed in the Action Plan provide a ladder of services to help individuals and families climb out of poverty and create a life of dignity and independence. Some of the programs attack the symptoms of poverty and others help provide a way out. Both types of programs are necessary to address the needs of the poor.

The housing programs supported by the City and Housing Authority are directly aimed at assisting those living in poverty. Some of the goals include the production of new housing and maintaining/upgrading existing affordable housing in the City. Through these goals, more affordable housing is available to those with low incomes. There is fierce competition for the

few affordable units and by creating additional units, more households are able to rise above the poverty level.

The social service programs supported by the City are coordinated to complement the above housing goals. Each year funding applications are solicited from local non-profit service providers that address the needs of the poor. Input, from the South Coast Homeless Advisory Committee and from the public, is obtained throughout the year and twice annually at public hearings. A citizen-committee reviews the applications and recommends funding for those programs that best address the stated goals. This method of annual applications is effective as it allows for current and emerging issues and problems to be addressed. Due to this public input, the compendium of services supported, seek to be seamless and thereby reduce or assist in reducing the number of households with incomes below the poverty line.

NON-HOMELESS SPECIAL NEEDS

Non-homeless Special Needs

1. *Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).*

Non-Homeless Special needs are included in the City's long-term strategic objective specific to preventing and ending homelessness. See Homeless section above.

OTHER NARRATIVE

In FY 2009 the City received an additional \$289,274 in CDBG-R funding through the American Recovery and Reinvestment Act of 2009. The following projects were included in the Action Plan 2009 Amendment.

- (1) Franklin Center and Public Health Clinic - The purpose of this project was to stimulate the economy by contracting with local contractors to provide energy efficiency rehabilitation and a new roof to this low-income neighborhood public health clinic and social services building.

This project completed in FY 2009 and reported in the FY 2009 CAPER. The total expenditure of **CDBG-R** funds equaled **\$89,000**.

- (2) Eastside Sidewalk/Ramps - The purpose of this project is to stimulate the economy by contracting with a local contractor to modernize the infrastructure in this area, including the installation of sidewalks and curb cuts at intersections (to meet ADA requirements).

This project completed as of June 30, 2011 but one draw remained. The expenditure of **CDBG-R** funds totaled **\$155,133.50**. Anticipated final draw date is September 2011.

- (3) Job Apprenticeship Program - The purpose of this project is to stimulate the economy and expand educational opportunities for low-income youth by providing participants with training and temporary employment to increase their potential for future employability.

This project is complete. The expenditure of **CDBG-R** funds totaled **\$13,776.12** in FY 2010.